



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

94-489-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±		
DATE OF PHOTOGRAPHY	DUNDALK	S.E.
JANUARY 1986		5-E

477

AGENDA/MEETING
 Check working
 Fill in filing date
 Estimated time
 Attorney & number
 Petition hearings
 Violation
 Development
 Alternative name
 Case number 94-489-A
 Hearing/Close date
 TYPEWRITTEN WORK
 Administrative List
 Notice Case Number
 "mailed to parties"
 Index Cards
 1 card w/plot to Dave
 1 card alphabetical
 1 card numeric
 Month ZC Document
 Notice/AD copy
 Notice to parties
 AD copy to AD bin
 Index Cards
 1 card, plot to Dave
 1 card alphabetical
 1 card numeric
 NO STAR - BOTH
 *ONE STAR - ADMINISTRATIVE
 **TWO STARS - OTHERS
 94-489-A

April 17, 1994

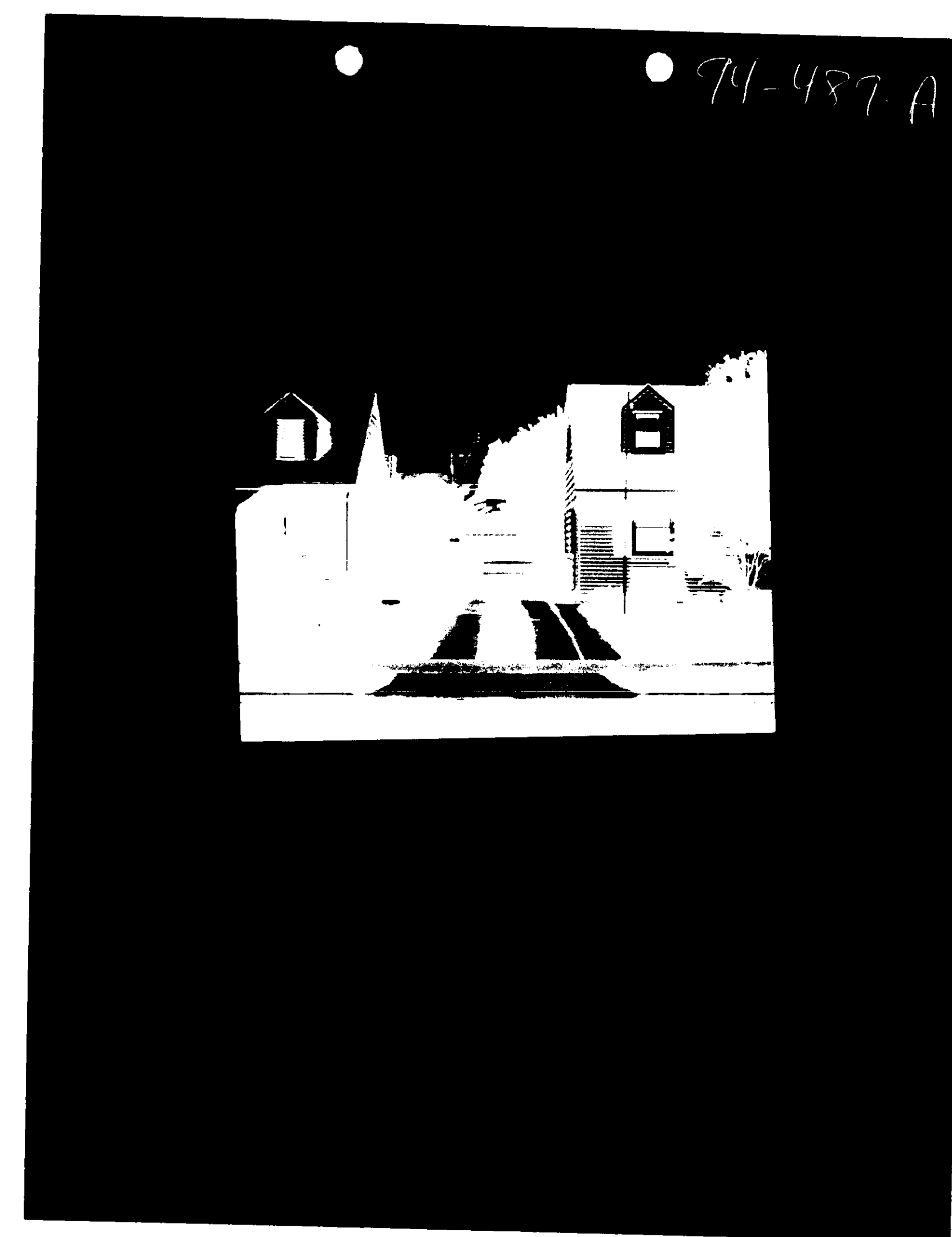
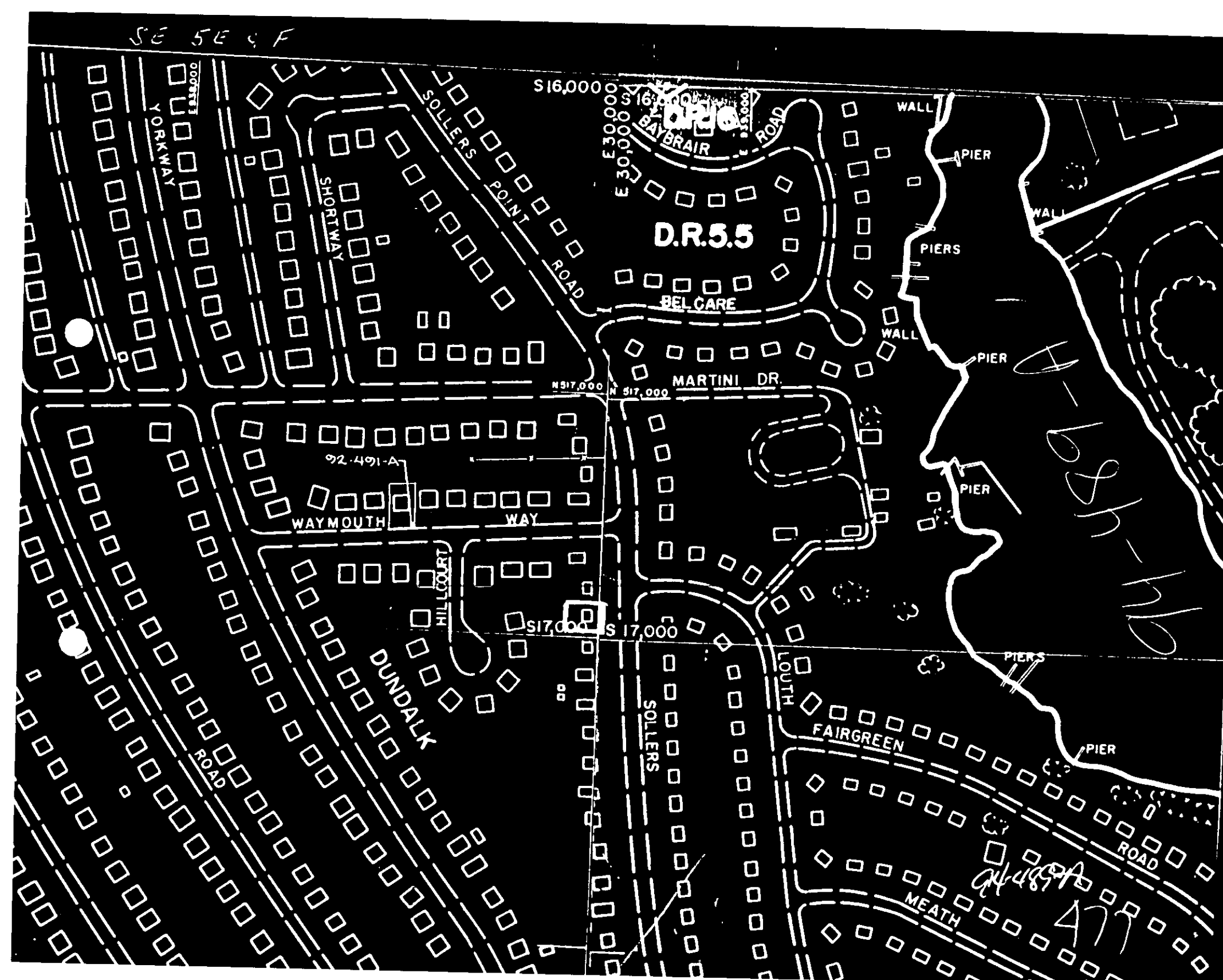
To whom it may concern:

Please be informed that I, Richard J. White, residing at 3406 Sollers Point Road, Baltimore County, 21222 am not opposed to any construction plans of Mr. Calvin E. Fowble, residing at 3404 Sollers Point Road. I can be reached at the following phone number, especially between 3:30 to 7:00 PM.:

282-0887

Mr. Richard J. White
 3406 Sollers Pt. Rd.
 Baltimore, Md.
 21222

Richard J. White
 signed before me 4/16/94
 [Signature] 4/22/94



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 3404 Sollers Point Rd. see pages 5 & 6 of the CHECKLIST for additional required information.

Subdivision name: DUNDALK
 plat books 14, 10108 R-2, 10109 3, sections 4

OWNER: CALVIN E. & ROSALIE E. FOWBLE
 25' to LOUTH RD. 60' WIDE PAVING 25' 60' RW (PAVING WIDTH 30')

3402 Sollers Pt. Rd. BILL & JEAN RIGSEY
 3404 Sollers Pt. Rd. [Shaded area] 3406 Sollers Pt. Rd. RICHARD WHITE

PROPOSED CAR PORCH 11' x 24' KITCHEN 11' x 24'

Ret No 1

94-489-A

North
 date: 4-28-94
 prepared by: C.E. FOWBLE Scale of Drawing: 1" = 20'

LOCATION INFORMATION
 Election District: 15
 Councilmanic District: 7
 1"=200' scale map: SE 1/4
 Zoning: DRS-5
 Lot size: 11 1/2 acres
 acreage square feet
 1/2
 Road
 Sewer: ☒
 Water: ☒
 Chesapeake Bay Critical Area: ☐
 Prior Zoning Hearing: NONE KNOWN
 Zoning Office USE ONLY
 reviewed by: [Signature] 4/22/94

Item Number: 477
Planner: CAM
Date Filed: 2

PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

The following information is missing:

- ☐ Descriptions, including accurate beginning point
- ☐ Actual address of property
- ☐ Zoning
- ☐ Acreage
- ☐ Plats (need 12, only 1 submitted)
- ☐ 200 scale zoning map with property outlined
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- ☐ Notary Public's section is incomplete and/or incorrect and/or commission has expired
- ☒ NEEDS INTAKE INFORMATION - REVIEWED BY, DATE, ESTIMATED POSTING DATE

PET-FLAG (TXTSOPH)
11/17/93

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 17, 1994

Mr. & Mrs. Calvin E. Fowble
3404 Sollers Point Road
Baltimore, MD 21222

RE: Case No. 94-489-A, Item No. 477
Petition for Administrative Variance
Petitioner: Calvin E. Fowble, et ux

Dear Mr. & Mrs. Fowble:

The above-referenced petition and accompanying plans were accepted for filing on June 2, 1994 and a hearing was scheduled accordingly. Respectively, the Zoning Advisory Committee (ZAC) has reviewed those plans. Enclosed are copies of the comments received to date from the reviewing agency/agencies offering or requesting information on the petition. These comments are not intended to indicate the appropriateness of the zoning action requested, but rather to ensure that all parties; i.e., zoning commissioner, attorney, and/or petitioner, are aware of any issues that may have a bearing on this case. Should we receive any additional informative comments, they will be forwarded to you immediately. (Comments that are not informative are placed in the case file; you will not receive a copy.)

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1. The director of the Office of Zoning Administration and Development Management has instituted a system whereby those zoning attorneys who regularly file petitions that comply with all aspects of the zoning regulations and petition(s) filing requirements can file their petition(s) with this office without the necessity of a preliminary review by zoning personnel. However, previous staff reviews and violations must be identified at that time.



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-10-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 477 (CAM)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for DAVID N. EAKES, ACTING CHIEF
John Constable, Chief
Engineering Access Permits
Division

BS/

My telephone number is

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 06/14/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
NATL STOR-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning Agenda:

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, REFERENCE TO THE FOLLOWING ITEM NUMBERS: 471, 472, 473, 474, 476, 478, 479 AND 480.

RECEIVED
JUN 14 1994
ZADM

REVIEWER: LT. ROBERT P. SQUERFIELD
Fire Marshal Office, PHONE: 887-4881, MS-1102F

cc: File

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 8, 1994

Mr. and Mrs. Calvin E. Fowble
3404 Sollers Point Road
Baltimore, Maryland 21222

RE: Case No. 94-489-A, Item No. 477
Petition for Administrative Variance

Dear Mr. and Mrs. Fowble:

Enclosed are copies of comments received from the Department of Environmental Protection and Resource Management on July 7, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Charlotte Minton
Charlotte Minton

Enclosure

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

July 7, 1994

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson, DEPRM
Development Coordinator, DEPRM

SUBJECT: Zoning Item #477
Fowble Property, 3404 Sollers Point Road
Zoning Advisory Committee Meeting of June 13, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

1. This property is located in the Chesapeake Bay Critical Area and is classified as an Intensely Developed Area (IDA). The applicant shall direct stormwater from impervious surfaces to pervious surfaces, such as lawns, to encourage maximum infiltration and bring this property into compliance with the Critical Area Law.

JLP:NP:jbm

FOWBLE/DEPRM/TXTS8P

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 8, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Calvin E. Fowble and Rosalie E. Fowble
3404 Sollers Point Road
Baltimore, Maryland 21222

Re: CASE NUMBER: 94-489-A (Item 477)
3404 Sollers Point Road
4/8 Sollers Point Road, 25' S South Road
15th Election District - 7th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before June 12, 1994. The closing date (June 27, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
W/S Sollers Point Rd., 25 ft. S
of C/L Louth Road
3404 Sollers Point Road
15th Election District
7th Councilmanic District
Calvin E. Fowble, et ux
Petitioners

* BEFORE THE DEPUTY
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-489-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Calvin E. Fowble and Rosalie E. Fowble, his wife, for that property known as 3404 Sollers Point Road in the Dundalk section of Baltimore County. The Petitioner/property owners herein seek a variance from Sections 1802.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a 5 ft. setback, in lieu of the required 7.5 ft. setback, for a carport, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

This property is located within the Chesapeake Bay Critical Areas and is subject to compliance with the recommendations to be made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.), upon completion of their findings. The relief granted herein shall be conditioned upon Petitioners' compliance with said findings.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of June, 1994 that the Petition for a Zoning Variance from Sections 1802.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a 5 ft. setback, in lieu of the required 7.5 ft. setback, for a carport, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

3. Compliance with the Department of Environmental Protection and Resource Management

recommendations to be submitted upon completion of their review of this matter.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date 6/30/94
By Mr. Thak

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 29, 1994

Mr. and Mrs. Calvin E. Fowble
3404 Sollers Point Road
Baltimore, Maryland 21222

RE: Petition for Administrative Variance
Case No. 94-489-A
Property: 3404 Sollers Point Road

Dear Mr. and Mrs. Fowble:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.

ORDER RECEIVED FOR FILING
Date 6/30/94
By Mr. Thak

-2-

-3-

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 3404 Sollers Pt. Rd.
which is presently zoned DRS-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a variance from Sections 1802.3.C.1 and 301.1.A to allow a 5' setback.

IN LIEU OF THE REQUIRED 7.5' SETBACK.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons. (Indicate hardship or practical difficulty)

SEE REVERSE SIDE -

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly swear and affirm, under the penalties of perjury that we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s):
☒ Calvin E. Fowble
☒ Rosalie E. Fowble
☒ Calvin E. Fowble
☒ Rosalie E. Fowble

Address:
3404 Sollers Pt. Rd.
City: Baltimore State: MD Zipcode: 21222

Attest:
City: _____ State: _____ Zipcode: _____

Affidavit in support of
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3404 Sollers Pt. Rd.
City: Baltimore State: MD Zipcode: 21222

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

WE REQUEST A VARIANCE TO ALLOW US TO ERECT
A CARPORT TO HELP PROTECT OUR CAR FROM THE
WEATHER.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Calvin E. Fowble
Calvin E. Fowble
Rosalie E. Fowble
Rosalie E. Fowble

STATE OF MARYLAND, COUNTY OF BALTIMORE, ss: I HEREBY CERTIFY, this 2nd day of July, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Calvin E. Fowble & Rosalie E. Fowble
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinbefore set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.
Date: 5/21/94

James K. Kuper
James K. Kuper
My Commission Expires: MARCH 17, 1997

EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 3404 Sollers Point Rd
Election District 15th Councilmanic District 7

Beginning at a point on the WEST side of SOLLERS PT. RD
(north, south, east or west)

which is 60'
(number of feet of right-of-way width)

(street on which property fronts)

wide at a distance of 25' of the SOUTH side of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street LOUTH RD
(name of street)

which is 60' wide. *Being Lot # 3
(number of feet of right-of-way width)

Block 4, Section # _____ in the subdivision of
DUNDALK

as recorded in Baltimore County Plat
Book # JWB 14, Folio # 8 & 9, containing
5300 11 1/2
(square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 21' 03" E. 87.2 ft., S.62° 19' 00" W. 310 ft., and N.00° 15' 22" W. 80 ft. to the place of beginning.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 6/3/94

Posted for: Kosineva

Petitioner: Calvin E. Fowble & Rosalie E. Fowble

Location of property: 3404 Sollers Pt. Rd., MD

Location of Sign: Front Roadway, on property being zoned

Remarks: _____

Posted by: William J. Kuper Date of return: 6/10/94

Number of Signs: 1

Baltimore County
Zoning Administration &
Development Management
211 West Chesapeake Avenue
Towson, Maryland 21204

CRITICAL AREA
94-489-A receipt

Account: R-001-6150

Number: 477

Fowble 3404 Sollers Pt Rd
\$85.00
010
090

Please Make Checks Payable To: Baltimore County
83-037004-6MIDARC
83-037004-02-94
185.00

REVIEWED BY: _____ DATE: _____
Printed with Soybean Ink
on Recycled Paper
ITEM #: 477



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

94-489-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
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DATE OF PHOTOGRAPHY	DUNDALK	S.E.
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477

AGENDA/MEETING
 Check working
 Fill in filing date
 Estimated time
 Attorney & number
 Petition hearings
 Violation
 Development
 Alternative name
 Case number 94-489-A
 Hearing/Close date
 TYPEWRITTEN WORK
 Administrative List
 Notice Case Number
 "mailed to parties"
 Index Cards
 1 card w/plot to Dave
 1 card alphabetical
 1 card numeric
 Month ZC Document
 Notice/AD copy
 Notice to parties
 AD copy to AD bin
 Index Cards
 1 card, plot to Dave
 1 card alphabetical
 1 card numeric
 NO STAR - BOTH
 *ONE STAR - ADMINISTRATIVE
 **TWO STARS - OTHERS
 94-489-A

April 17, 1994

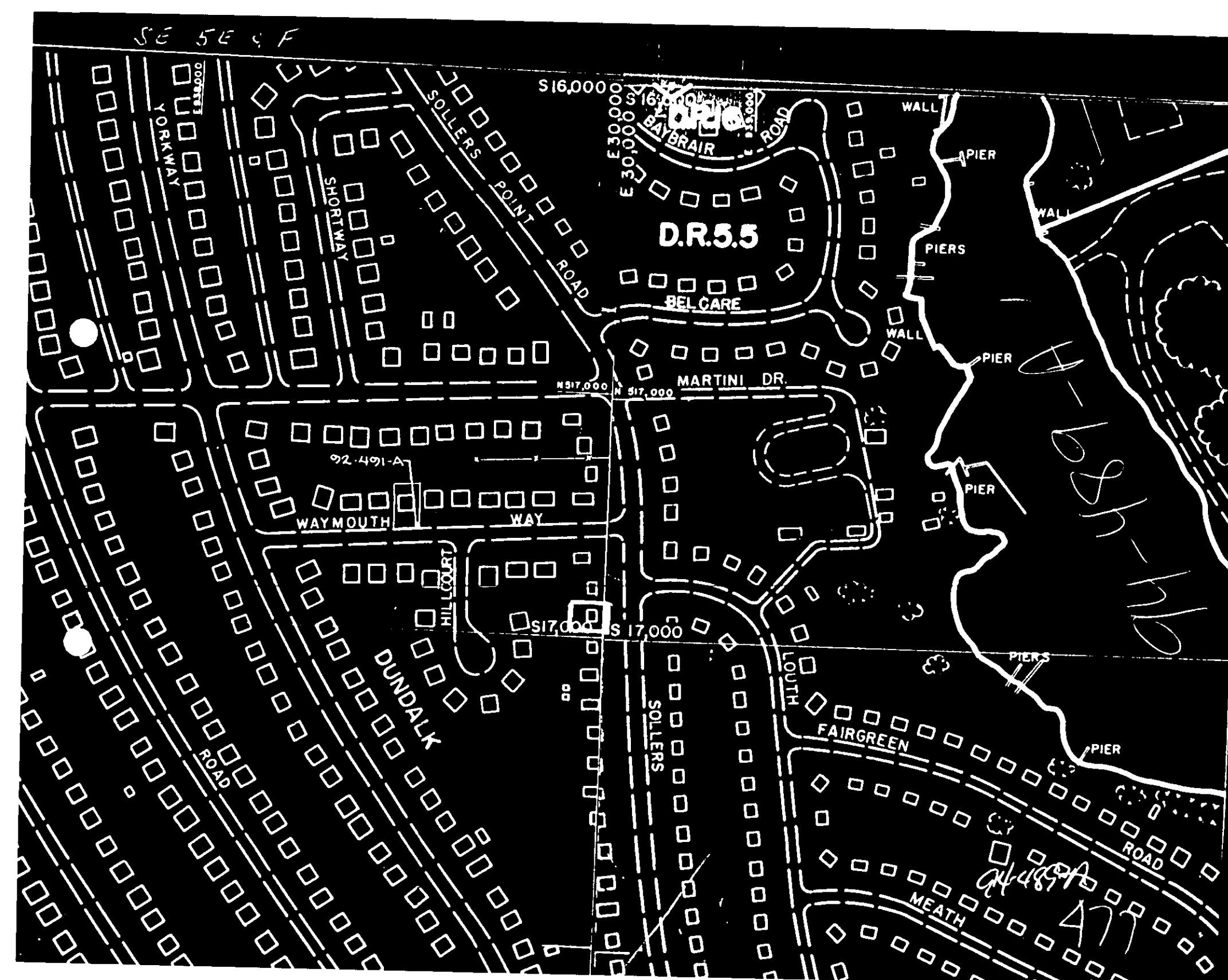
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- _____ Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
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- _____ Power of attorney or authorization for person signing for legal owner and/or contract purchaser
- _____ Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
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- _____ NEEDS INTAKE INFORMATION - REVIEWED BY,
- _____ DATE, ESTIMATED POSTING DATE

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Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

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Item No. 477 (CAM)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for DAVID N. EAKES, ACTING CHIEF
John Constable, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: June 14, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 448, 462, 463, 464, 468, 470, 471, 472, 473, 474, 477, 478, 479 and 480.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long

Division Chief: Gary Kerns

PK/JULW

ZAC. 448/PZONE/ZAC1

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 06/14/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
NATL STOR-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning Agenda:

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
REFERENCE TO THE FOLLOWING ITEM NUMBERS: 471, 472, 473, 474, 476, 478, 479 AND 480.

RECEIVED
JUN 14 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE: 887-4881, MS-1102F

cc: File

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 8, 1994

Mr. and Mrs. Calvin E. Fowble
3404 Sollers Point Road
Baltimore, Maryland 21222

RE: Case No. 94-489-A, Item No. 477
Petition for Administrative Variance

Dear Mr. and Mrs. Fowble:

Enclosed are copies of comments received from the Department of Environmental Protection and Resource Management on July 7, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Charlotte Minton
Charlotte Minton

Enclosure

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

July 7, 1994

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson, DEPRM
Development Coordinator, DEPRM

SUBJECT: Zoning Item #477
Fowble Property, 3404 Sollers Point Road
Zoning Advisory Committee Meeting of June 13, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

1. This property is located in the Chesapeake Bay Critical Area and is classified as an Intensely Developed Area (IDA). The applicant shall direct stormwater from impervious surfaces to pervious surfaces, such as lawns, to encourage maximum infiltration and bring this property into compliance with the Critical Area Law.

JLP:NP:jbm

FOWBLE/DEPRM/TXTS8P

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 8, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Calvin E. Fowble and Rosalie E. Fowble
3404 Sollers Point Road
Baltimore, Maryland 21222

Re: CASE NUMBER: 94-489-A (Item 477)
3404 Sollers Point Road
4/8 Sollers Point Road, 25' S South Road
15th Election District - 7th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before June 12, 1994. The closing date (June 27, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
W/S Sollers Point Rd., 25 ft. S of C/L Louth Road
3404 Sollers Point Road
15th Election District
7th Councilmanic District
Calvin E. Fowble, et ux
Petitioners

* BEFORE THE DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-489-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Calvin E. Fowble and Rosalie E. Fowble, his wife, for that property known as 3404 Sollers Point Road in the Dundalk section of Baltimore County. The Petitioner/property owners herein seek a variance from Sections 1802.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a 5 ft. setback, in lieu of the required 7.5 ft. setback, for a carport, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

This property is located within the Chesapeake Bay Critical Areas and is subject to compliance with the recommendations to be made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.), upon completion of their findings. The relief granted herein shall be conditioned upon Petitioners' compliance with said findings.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of June, 1994 that the Petition for a Zoning Variance from Sections 1802.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a 5 ft. setback, in lieu of the required 7.5 ft. setback, for a carport, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

3. Compliance with the Department of Environmental Protection and Resource Management

recommendations to be submitted upon completion of their review of this matter.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date 6/30/94
By Mr. Thak

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 29, 1994

Mr. and Mrs. Calvin E. Fowble
3404 Sollers Point Road
Baltimore, Maryland 21222

RE: Petition for Administrative Variance
Case No. 94-489-A
Property: 3404 Sollers Point Road

Dear Mr. and Mrs. Fowble:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 3404 Sollers Pt. Rd.
which is presently zoned DRS-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a variance from Sections 1802.3.C.1 and 301.1.A to allow a 5' setback.

IN LIEU OF THE REQUIRED 7.5' SETBACK.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons. (Indicate hardship or practical difficulty)

SEE REVERSE SIDE -

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s):
☒ Calvin E. Fowble
☒ Rosalie E. Fowble
☒ Calvin E. Fowble
☒ Rosalie E. Fowble

Address:
3404 Sollers Pt. Rd.
City: Baltimore State: MD Zipcode: 21222

Attest:
City: _____ State: _____ Zipcode: _____

Affidavit in support of
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3404 Sollers Pt. Rd.
City: Baltimore State: MD Zipcode: 21222

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

WE REQUEST A VARIANCE TO ALLOW US TO ERECT
A CARPORT TO HELP PROTECT OUR CAR FROM THE
WEATHER.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Calvin E. Fowble
Calvin E. Fowble
Rosalie E. Fowble
Rosalie E. Fowble

I HEREBY CERTIFY, this 24th day of June, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Calvin E. Fowble & Rosalie E. Fowble
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinbefore set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

5/21/94

James K. Kuper
James K. Kuper
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES MARCH 17, 1997

EXAMPLE 3 - Zoning Description

- 3 copies

ZONING DESCRIPTION FOR 3404 Sollers Point Rd
Election District 15th Councilmanic District 7

Beginning at a point on the WEST side of SOLLERS PT. RD
(north, south, east or west)
which is 60'
(number of feet of right-of-way width)
(street on which property fronts)
wide at a distance of 25' SOUTH of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street LOUTH RD
(name of street)
which is 60' wide. *Being Lot # 3
(number of feet of right-of-way width)
Block 4, Section # _____ in the subdivision of
DUNDALK as recorded in Baltimore County Plat
(name of subdivision)
Book # JWB 14, Folio # 8 & 9, containing
5300 11 1/2
(square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 21' 03" E. 87.2 ft., S.62° 19' 00" W. 310 ft., and N.00° 15' 22" W. 80 ft. to the place of beginning.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 6/3/94
Posted for: Kosher
Petitioner: Calvin E. Fowble & Rosalie E. Fowble
Location of property: 3404 Sollers Pt. Rd., MD
Location of Sign: Front Roadway, on property, bay zone
Remarks:
Posted by: William Date of return: 6/10/94
Number of Signs: 1



Baltimore County
Zoning Administration &
Development Management
211 West Chesapeake Avenue
Towson, Maryland 21204

CRITICAL AREA receipt

Date: _____ Account: R-001-6150
Number: 477
Fowble 3404 Sollers Pt Rd
\$85.00
010
090
Please Make Checks Payable To: Baltimore County
Cashed Validation